

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
R7 Urban Standard Density Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?																								
Development Code Section 20.05.15																											
Use	Permitted: Detached dwellings Conditional: Planned Unit Development	The applicant proposes to create seven residential lots with five detached and two attached units. The applicant has requested conditional use approval for a planned unit development.	Yes if a Conditional Use application is approved																								
Development Code Section 20.05.50																											
Minimum Lot Area	7,000 square feet	Existing lot is approximately 62,564 square feet in size and the applicant proposes to create the following lot sizes with their planned unit development: Lot 1: 4,300 square feet Lot 2: 4,300 square feet Lot 3: 4,800 square feet Lot 4: 3,973 square feet Lot 5: 4,020 square feet Lot 6: 4,262 square feet Lot 7: 3,724 square feet	Yes if a Conditional Use application is approved																								
Minimum Corner Lot Dimensions Width Depth	75 feet 90 feet	<table><tr><td><u>Lot</u></td><td><u>Width</u></td><td><u>Depth</u></td></tr><tr><td>Lot 1:</td><td>43</td><td>100</td></tr><tr><td>Lot 2:</td><td>43</td><td>100</td></tr><tr><td>Lot 3:</td><td>48</td><td>100</td></tr><tr><td>Lot 4:</td><td>60</td><td>67</td></tr><tr><td>Lot 5:</td><td>60</td><td>67</td></tr><tr><td>Lot 6:</td><td>72+</td><td>60+</td></tr><tr><td>Lot 7:</td><td>70+</td><td>63+</td></tr></table>	<u>Lot</u>	<u>Width</u>	<u>Depth</u>	Lot 1:	43	100	Lot 2:	43	100	Lot 3:	48	100	Lot 4:	60	67	Lot 5:	60	67	Lot 6:	72+	60+	Lot 7:	70+	63+	Yes if a Conditional Use application is approved
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Minimum Yard Setbacks Front Side Rear	20 feet 5 feet 25 feet	PARENT PARCEL Front: 10 (Applicant requests Flexible Setback approval) Rear: 25 Side: 5 (Applicant requests Flexible Setback approval) PROPOSED LOT SETBACKS Front <table><tr><td><u>Lot</u></td><td><u>Bldg.</u></td><td><u>Garage</u></td></tr><tr><td>Lot 1:</td><td>20</td><td>20</td></tr><tr><td>Lot 2:</td><td>20</td><td>20</td></tr><tr><td>Lot 3:</td><td>20</td><td>20</td></tr><tr><td>Lot 4:</td><td>10</td><td>20</td></tr><tr><td>Lot 5:</td><td>10</td><td>20</td></tr><tr><td>Lot 6:</td><td>10</td><td>20</td></tr><tr><td>Lot 7:</td><td>10</td><td>15</td></tr></table> Side <table><tr><td><u>Lot</u></td><td><u>Bldg.</u></td><td><u>Bldg</u></td><td><u>Garage</u></td></tr><tr><td>Lot 1:</td><td>5</td><td>5</td><td>5</td></tr><tr><td>Lot 2:</td><td>5</td><td>5</td><td>5</td></tr><tr><td>Lot 3:</td><td>5</td><td>10</td><td>5</td></tr><tr><td>Lot 4:</td><td>10</td><td>0</td><td>0</td></tr><tr><td>Lot 5:</td><td>5</td><td>0</td><td>0</td></tr><tr><td>Lot 6:</td><td>5</td><td>10</td><td>5</td></tr><tr><td>Lot 7:</td><td>10</td><td>10</td><td>5</td></tr></table> Rear <table><tr><td><u>Lot</u></td><td><u>Bldg.</u></td><td><u>Garage</u></td></tr><tr><td>Lot 1:</td><td>10</td><td>50+</td></tr><tr><td>Lot 2:</td><td>10</td><td>50+</td></tr><tr><td>Lot 3:</td><td>10</td><td>50+</td></tr><tr><td>Lot 4:</td><td>10</td><td>22+</td></tr><tr><td>Lot 5:</td><td>10</td><td>22+</td></tr><tr><td>Lot 6:</td><td>10</td><td>22+</td></tr><tr><td>Lot 7:</td><td>10</td><td>25+</td></tr></table>	<u>Lot</u>	<u>Bldg.</u>	<u>Garage</u>	Lot 1:	20	20	Lot 2:	20	20	Lot 3:	20	20	Lot 4:	10	20	Lot 5:	10	20	Lot 6:	10	20	Lot 7:	10	15	<u>Lot</u>	<u>Bldg.</u>	<u>Bldg</u>	<u>Garage</u>	Lot 1:	5	5	5	Lot 2:	5	5	5	Lot 3:	5	10	5	Lot 4:	10	0	0	Lot 5:	5	0	0	Lot 6:	5	10	5	Lot 7:	10	10	5	<u>Lot</u>	<u>Bldg.</u>	<u>Garage</u>	Lot 1:	10	50+	Lot 2:	10	50+	Lot 3:	10	50+	Lot 4:	10	22+	Lot 5:	10	22+	Lot 6:	10	22+	Lot 7:	10	25+	Yes if Conditional Use and Flexible Setback applications are approved.
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Maximum Building Height	35 feet	The applicant states the buildings will not exceed the maximum building height.	Yes																																																																																
Development Code Section 20.05.60																																																																																			
Residential Density	Minimum: 3 Maximum: 9	The applicant proposes seven (7) lots within this subdivision.	Yes																																																																																

Chapter 60 Off-Street Parking and Loading Requirements

CODE STANDARD	-CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.15.10			
Easements	-Provide a 6-foot PUE along front lot lines. -Provide a 3-foot utility and drainage easement along all side and rear lot lines.	6-foot PUE (Front Yard) 3-foot utility and drainage easement (rear and side yard)	Yes
Easement granted to City	15-foot PUE	15-foot easement will be provided for public utilities.	By meeting the conditions of approval the code is met.
Dedications	As applicable to City or appropriate jurisdiction for maintenance.	The extension and terminus of SW Crestwood Drive will be dedicated to City.	Yes
Homeowner Assoc.	Copy of draft CC&R's shall be submitted with final plat.	Will submit draft CC&R's with final plat.	Yes
Development Code Section 60.15.15			
Requirements Prior to Commencement of Work	Developer shall file plans, enter into City contract, and provide required security.	Developer will provide plans, cost estimate and security.	Yes
Improvement Procedures	Shall comply with the Code and in proper sequence.	Developer will comply with the improvement procedures identified in this section as part of the site development permit.	Yes
Improvements Required	Development related impacts shall be installed at developer's expense.	Developer will provide the improvements in accordance with City requirements.	Yes
Maintenance Security	Developer shall enter into a contract with City.	Developer will provide a maintenance agreement of improvements.	Yes
Development Code Section 60.30.10			
Off Street Parking	<u>Detached</u> Minimum: 7 spaces (one per lot) Maximum: n/a <u>Attached</u> Minimum: 7 spaces (one per lot) Maximum: n/a	Developer proposes a minimum of two parking spaces per detached dwelling and a maximum of two parking spaces per attached dwellings. Guest parking is proposed within Tract B.	Yes

Development Code Section 60.35.10			
Dimensional Standards	<p>-May be modified through approval of a PUD; except for required setbacks of parent parcel.</p> <p>-Intersection standards shall be satisfied.</p>	<p>-The applicant requests flexible setback approval to reduce the front yard setback of the parent parcel to 10 feet and the rear yard setback to 5. The setbacks of the individual lots within this subdivision have been revised as part of the PUD.</p> <p>-The intersection standards are met with this proposal.</p>	Yes, if the Flexible Setback application is approved.
Allowed Uses	<p>-Uses in a PUD shall comply with the permitted and conditional use requirements of the base zoning district.</p> <p>-Detached and attached dwellings shall be allowed, provided density requirements are met.</p>	-As allowed as part of a PUD, detached and attached single family residences are proposed and are to meet minimum density requirements.	Yes
Development Code Section 60.35.15			
Common Open Space	<p>-At least 20% of site (excluding setbacks and buffers) when up to and including 10 acres in size.</p> <p>-Shall be maintained and conveyed.</p>	<p>-Project is 1.4 acres, and is providing 20.0% open space, excluding setbacks and parking area.</p> <p>-The open space area is to be maintained by the Homeowner's Association.</p>	Yes
Development Code Section 60.45.10			
Solar Access Requirement	<p>-At least 80% of the lots in a development shall comply with one or more of the following: Basic Requirements, Protected Solar Line Option, and Performance Option.</p> <p>Lots that comply / Total Lots = 80% or more</p> <p>-If applicable, adjustments of this Design Standard may be granted by the Director.</p>	<p>-Lots 1 – 3 and 7 meet the Basic Solar Access Requirement. Lots 5 and 6 are exempt as there is off-site shade that is cast from the abutting parcels.</p> <p>6 lots / 7 lots (not exempted) = 86%</p>	Yes